

**MARLBORO TOWNSHIP PLANNING BOARD**

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**DECEMBER 3, 2008**

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**THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.**

**MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.**

**ROLL CALL**

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,  
MR. HUSAIN, COUNCILMAN LAROCCA, MR. HEGT**

**ABSENT... MR. GUPTA, MR. POLLAK, MR. JOSEPHS, MAYOR  
HORNIK, MR. PARGAMENT**

**PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT**

**SALUTE THE FLAG**

**CITIZENS VOICE**

Patricia Korbiak addressed the Board regarding the Old Mill application that was heard on November 5, 2008.

A motion to approve/amend the minutes of November 5, 2008 was offered by Mr. Husain, seconded by Ms. Fernandez. In favor: Mr. Bergh, Ms. Fernandez, Mr. Husain.

**P.B. 970-06 WILDFLOWER/ORELANS HOME BUILDERS – MEMORIALIZATION OF RESOLUTION**

Carried to the meeting of December 17, 2008.

**P.B. 997-07 LARRY PESCE – MEMORIALIZATION OF RESOLUTION DENIAL WITHOUT PREJUDICE – PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL**

A motion in the affirmative was offered by Councilman LaRocca, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Councilman LaRocca.

**P.B. 1026-08 DA SHORE – WAIVER OF SITE PLAN APPROVAL**

Applicant needs to notice, will reschedule in 2009.

**P.B. 1024-08 HASSELL – WAIVER OF SITE PLAN APPROVAL**

Michael Herbert, Esq. noted that the affidavit of publication and notice to adjoining property owners have been reviewed and are in order, therefore, the Board has the jurisdiction to hear this matter.

Steven Gabor, Esq. represented the applicant. The site is a one acre property which has 174 feet of frontage along the east side of Route 9, approximately 703 feet south of the Willow Lane intersection in the C-3 zone, Block 269 Lot 9. The property contains a one story building, a paved parking area for 15 vehicles, as well as a gravel parking area.

The applicant proposed to utilize the existing one story building as a dental office, containing three treatment rooms with four doctors/employees. The applicant proposed to seal coat the existing paved driveway parking area and re-stripe same to provide a total of 13 parking spaces, including one handicap space.

The applicant stated that the hours the offices will be open will be 9:00 A.M. – 5:00 P.M. five days a week and possibly infrequently on weekends. Dr. Hassell testified that he will not be expanding the practice and agreed that if he did, he would come back to the Board.

Robert Kee, P.E. discussed the application. Entered into evidence were the following exhibits:

- A-1 Architectural rendering & floor plan for office space dated 9-15-08
- A-2 Floor & demolition plan
- A-3 Proposed architectural elevations dated 9-16-08
- A-4 Colored site plan showing changes to the building
- A-5 Photos of site as it exists

Mr. Kee stated that seven of the spaces will be 10'x18' and the rest will be 9'x18. He stated that the standing water area would have more gravel poured upon it, which should help the drainage problem. The site is sewerred and uses well water. The applicant is seeking to upgrade the well water system. If the water is not clean the will hook into the water lines located on the front of the property. The dumpster will be located on the stone area behind the building.

A question arose with regard to the proposed decorative overhang being proposed in the front of the building. This would normally require a variance, which the applicant has not applied for. The applicant will work with the Township Engineer and Planner to make sure that this is not a structure that would intrude into the setback.

The applicant agreed to address any and all comments made by the Board's Professionals.

**PUBLIC HEARING OPENED**

No one from the public spoke.

PUBLIC HEARING CLOSED

A motion in the affirmative was offered by Ms. Fernandez, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Councilman LaRocca, Mr. Hegt.

**P.B. 1021-08 BELL VISTA COUNTRY CLUB – MEMORIALIZATION OF RESOLUTION**

This resolution is to amend the approval to construct a 16.2' x 11' storage building/restroom on the thirteenth hole of the Bella Vista Golf Course.

A motion in the affirmative was offered by Mr. Husain, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Husain, Mr. Hegt.

A motion to adjourn was offered by Mr. Hegt, seconded by Mr. Husain. One vote was cast.

Respectfully submitted

Donna Pignatelli